

ORDINANCE NO. 011213-38

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS KUEHNE-MOORE HOUSE, LOCATED AT 2303 RIO GRANDE STREET, FROM MULTI-FAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO GENERAL OFFICE-MIXED USE-HISTORIC-CONDITIONAL OVERLAY (GO-MU-H-CO) COMBINING DISTRICT FOR TRACT ONE AND FROM MULTI-FAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14H-00-2268, as follows:

Tract One: From multi-family residence moderate-high density (MF-4) district to general office-mixed use-historic-conditional overlay (GO-MU-H-CO) combining district.

A 0.163 acre tract of land, more or less, out of Lot 5 Louis Horst's Subdivision of Outlot 37, Division D, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From multi-family residence moderate-high density (MF-4) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district.

A 0.034 acre tract of land, out of Lot 5, Louis Horst's Subdivision of Outlot 37, Division D, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance.

generally known as the Kuehne-Moore House, locally known as 2303 Rio Grande Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property on Tract One are prohibited:

Bed and breakfast residential (group I)
Business or trade school
Communication service facilities
Cultural services
Day care services (general)
Guidance services
Local utility services
Private primary educational facilities
Public primary educational facilities
Religious assembly
Software development

Bed and breakfast residential (group II)
College and university facilities
Counseling services
Day care services (commercial)
Day care services (limited)
Hospital services (limited)
Off-site accessory parking
Private secondary educational facilities
Public secondary educational facilities
Safety services
Urban farm

2. A site plan or building permit for the Property described as Tract Two may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

3. Off-site accessory parking use is prohibited as a use on Tract Two.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

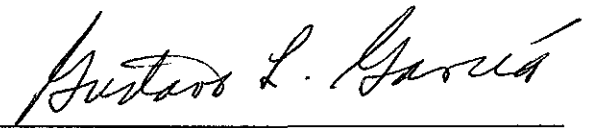
PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

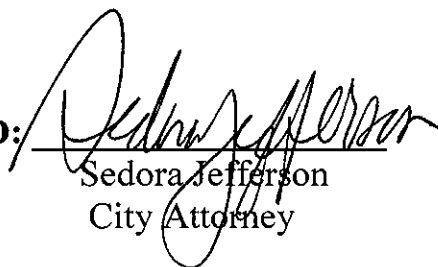
December 13, 2001

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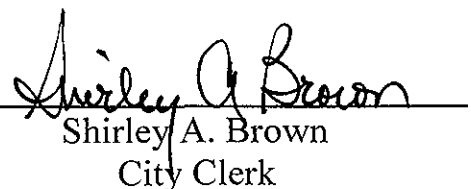


Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

November 19, 2001

FIELD NOTE DESCRIPTION FOR A PROPOSED ZONING CHANGE APPLICATION OF 0.163 ACRE OF LAND OUT OF LOT 5, LOUIS HORST'S SUBDIVISION OF OUTLOT 37 DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the east right-of-way line of Rio Grande Street at the Southwest corner of Lot 5, Louis Horst's Subdivision of Outlot 37, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume Z Page 594 of the Deed Records of Travis County, Texas and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the east right-of-way line of Rio Grande Street, N 05 deg. 53' 49" E 58.00 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the Northwest corner of this tract, and from which a ½ inch iron pipe found at the Northwest corner of said Lot 5, bears N 05 deg. 53' 49" E 12.26 ft.;

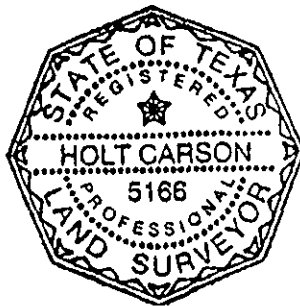
THENCE crossing the interior of said Lot 5, S 83 deg. 56' 09" E 122.50 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" in the west line of a 20 ft. wide alley at the Northeast corner of this tract, and from which a 5/8 inch iron rod found at the Northeast corner of said Lot 5 bears N 05 deg. 49' 41" E 11.88 ft.;

THENCE with the west line of said 20 ft. alley, S 05 deg. 49' 41" W 58.00 ft. to a ½ inch iron rod found at the Southeast corner of said Lot 5 and being the Southeast corner of this tract;

THENCE with the south line of said Lot 5, N 83 deg. 56' 10" W 122.57 ft. to the Place of Beginning, containing 0.163 Acre of land.

Prepared: November 19, 2001

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166

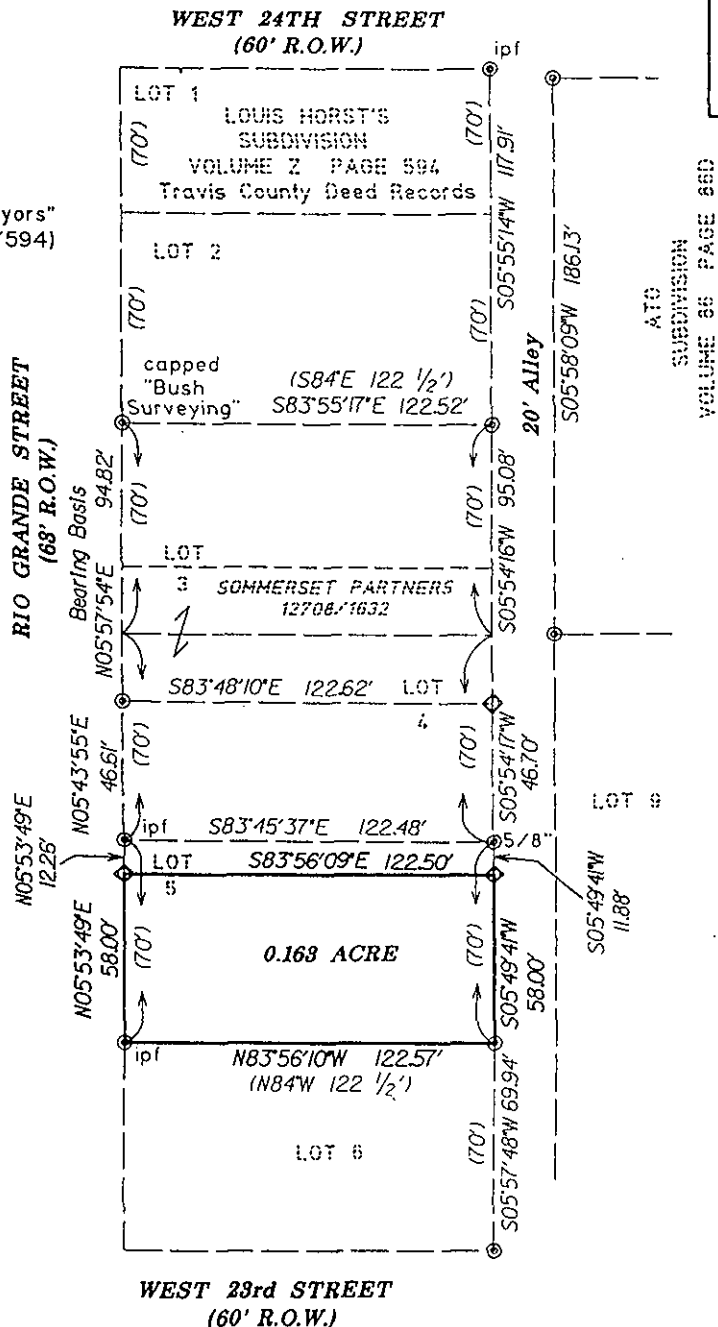
see sketch C635144a

Exhibit A

SCALE: 1"=50'

Legend

- ⊙ ½" Iron Rod Found
 - ipf ⊙ ½" Iron Pipe Found
 - ◇ ½" Iron Rod Set with plastic cap imprinted with "Carson and Bush Professional Surveyors"
- (Record Dimension and Bearing per Z/594)



SKETCH TO ACCOMPANY FIELD NOTES FOR A PROPOSED ZONING CHANGE
APPLICATION OF 0.163 ACRE OF LAND OUT OF LOT 5, LOUIS HORST'S
SUBDIVISION OF OUTLOT 37, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 594
OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: November 19, 2001

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C635144a

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FIELD NOTE DESCRIPTION FOR A PROPOSED ZONING CHANGE APPLICATION OF 0.034 ACRE OF LAND OUT OF LOT 5, LOUIS HORST'S SUBDIVISION OF OUTLOT 37 DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the east right-of-way line of Rio Grande Street at the Northwest corner of Lot 5, Louis Horst's Subdivision of Outlot 37, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume Z Page 594 of the Deed Records of Travis County, Texas and being the Northwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the north line of said Lot 5, S 83 deg. 45' 37" E 122.48 ft. to a 5/8 inch iron rod found in the west line of a 20 ft. wide alley at the Northeast corner of said Lot 5, and being the Northeast corner of this tract,

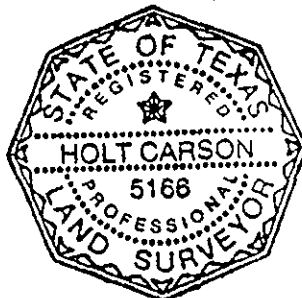
THENCE with the west line of said 20 ft. alley, S 05 deg. 49' 41" W 11.88 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the Southeast corner of this tract, and from which a ½ inch iron rod found at the Southeast corner of said Lot 5 bears S 05 deg. 49' 41" W 58.00 ft.;

THENCE crossing the interior of said Lot 5, N 83 deg. 56' 09" W 122.50 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" in the east right-of-way line of Rio Grande Street at the Southwest corner of this tract, and from which a ½ inch iron pipe found at the Southwest corner of said Lot 5 bears S 05 deg. 53' 49" W 12.26 ft.;

THENCE with the east right-of-way line of Rio Grande Street, N 05 deg. 53' 49" E 12.26 ft. to the Place of Beginning, containing 0.034 Acre of land.

Prepared: November 19, 2001

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166

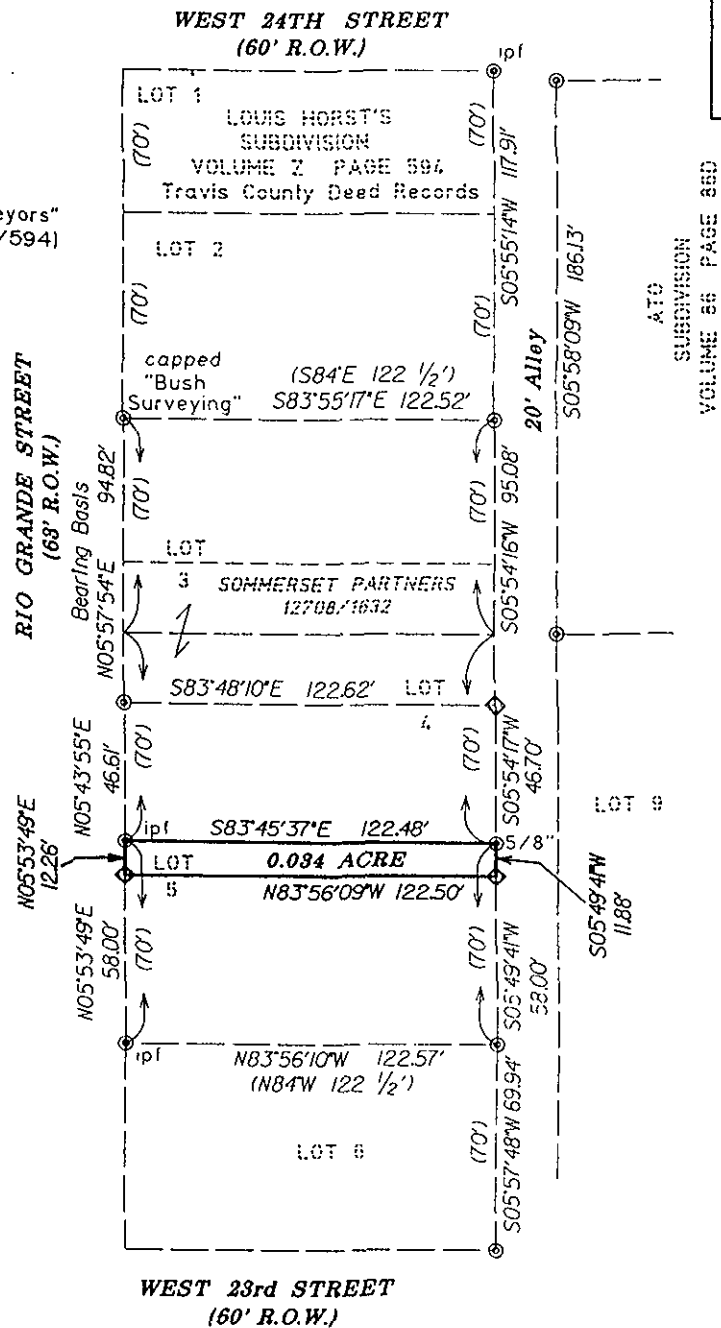
see sketch C635144b

Exhibit B

SCALE: 1"=50'

Legend

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ◇ ½" Iron Rod Set with plastic cap imprinted with "Carson and Bush Professional Surveyors" (Record Dimension and Bearing per Z/594)



SKETCH TO ACCOMPANY FIELD NOTES FOR A PROPOSED ZONING CHANGE APPLICATION OF 0.034 ACRE OF LAND OUT OF LOT 5, LOUIS HORST'S SUBDIVISION OF OUTLOT 37, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 594 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: November 19, 2001

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